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by B. Cleveland

Prepared by and return to:
Hugh H. Armistead
P.O. Box 609
Olive Branch, Mississippi 38654
601-895-4844

CHARLES R. POGUE,

GRANTOR

TO

WARRANTY DEED

VENTURE BUILDERS CORPORATION,
A MISSISSIPPI CORPORATION,

GRANTEE

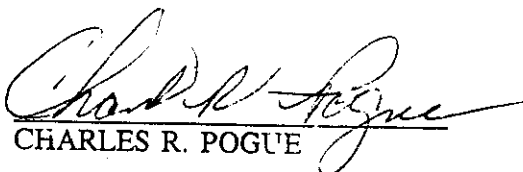
FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, I, CHARLES R. POGUE, do hereby sell, convey and warrant unto VENTURE BUILDERS CORPORATION, a Mississippi corporation, the land lying and being situated in the City of Olive Branch, DeSoto County, Mississippi, described as follows, to-wit:

Lots 90 and 91, Section "B", First Addition to Magnolia Gardens (P.U.D.) Subdivision, situated in the Northeast Quarter of Section 34, Township 1 South, Range 6 West, City of Olive Branch, DeSoto County, Mississippi, as per plat recorded in Plat Book 43, Page 5, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

The warranty in this Deed is subject to subdivision and zoning regulations in effect in the City of Olive Branch, DeSoto County, Mississippi; to rights of ways and easements for public roads and public utilities shown or not shown on the public records; to the restrictive covenants of said subdivision; and to any prior conveyance or reservation of minerals of every kind and character, including, but not limited to oil, gas, sand and gravel in, on and under subject property.

Taxes for the year 1994 are to be prorated and possession shall take place upon delivery of deed.

WITNESS MY SIGNATURE, this the 21st day of March, 1995.


CHARLES R. POGUE

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 21st day of March, 1995, within my jurisdiction, the within named CHARLES R. POGUE, who acknowledged that he executed the above and foregoing Warranty Deed.




NOTARY PUBLIC

Grantor's Address: 8479 Hundred Oaks Drive, Germantown, TN 38139
Home No. (901) 755-0196, Business No. (901) 579-8455

Grantee's Address: 8479 Hundred Oaks Drive, Germantown, TN 38139
Home No. (901) 755-0196, Business No. (901) 579-8455